118.0	0002	0008.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	619,400 /	619,400
					USE VALUE:	619,400 /	619,400
					ASSESSED:	619,400 /	619,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARROLL MARIE A/ LIFE ESTATE	
Owner 2:		
Owner 3:		
Street 1:	31 ELWERN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CARROLL MARIE A -
Owner 2:	-
Street 1:	31 ELWERN RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 5,051 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1805 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5051.000	219,300		400,100	619,400
Total Card	0.116	219,300		400,100	619,400
Total Parcel	0.116	219,300		400,100	619,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.20 | /Parcel: 343.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 75885

GIS Ref

GIS Ref

Insp Date 12/01/18

!9145!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,200	0	5,051.	400,100	619,300	619,300	Year End Roll	12/18/2019
2019	101	FV	191,100	0	5,051.	394,400	585,500	585,500	Year End Roll	1/3/2019
2018	101	FV	191,100	0	5,051.	302,900	494,000	494,000	Year End Roll	12/20/2017
2017	101	FV	191,100	0	5,051.	285,800	476,900	476,900	Year End Roll	1/3/2017
2016	101	FV	191,100	0	5,051.	262,900	454,000	454,000	Year End	1/4/2016
2015	101	FV	179,000	0	5,051.	245,800	424,800	424,800	Year End Roll	12/11/2014
2014	101	FV	179,000	0	5,051.	226,300	405,300	405,300	Year End Roll	12/16/2013
2013	101	FV	179,000	0	5,051.	226,300	405,300	405,300		12/13/2012

PRINT

Date	Time
12/10/20	23:39:23

LAST REV

Date	Time
11/19/20	11:31:33

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9145

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARROLL MARIE A	72125-225	1	1/15/2019	Convenience	10	No	No		
CARROLL MARIE A	72125-219	1	1/15/2019	Convenience	10	No	No		
CARROLL RICHARD	56833-116		5/9/2011	Convenience	99	No	No		Richard W Carroll dod 12/3/2013
	12319-705		11/1/1972		32,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1036	Wood Dec	20,000	C				
11/4/2008	1388	Re-Roof	6,200					

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
11/26/2008	Meas/Inspect	189	PATRIOT
4/20/2000	Inspected	276	PATRIOT
2/15/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5051		Sq. Ft.	Site		0	70.	1.13	6									400,072						400,100	

Total AC/HA:	0.11596	Total SF/SM:	5051	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	400,072	Spl Credit		Total:	400,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00300002
Adj $ / SQ:	142.175
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317756
Depreciation:	98504
Depreciated Total:	219252

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

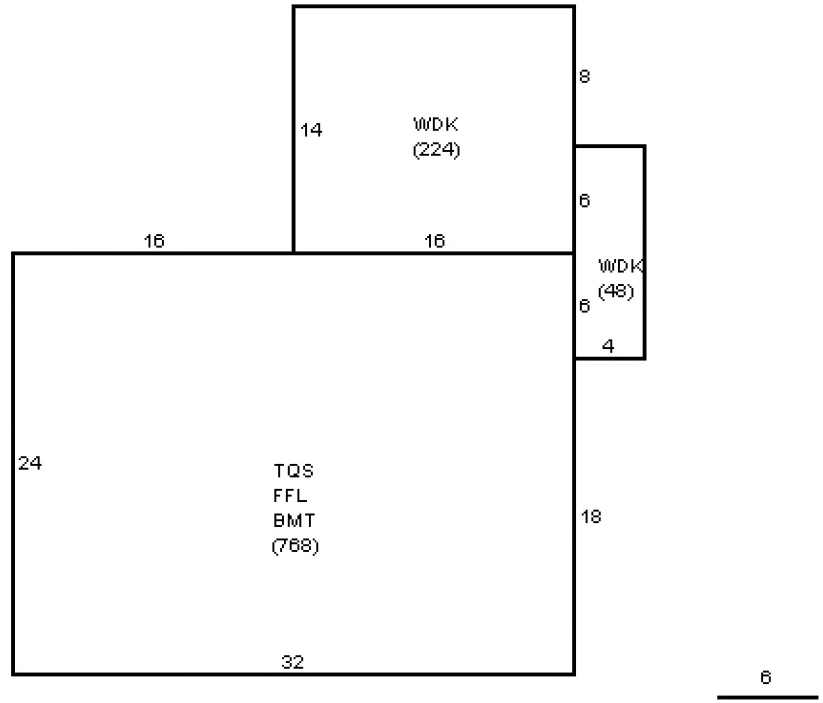
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	142.18
Special Features:	0	Val/Su Net:	91.99
Final Total:	219300	Val/Su SzAd	163.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	59.290	45,532
FFL	First Floor	768	142.180	109,191
TQS	3/4 Story	576	142.180	81,893
WDK	Deck	272	9.710	2,640

Net Sketched Area:	2,384			Total:	239,256
Size Ad	1344	Gross Are	2576	FinArea	1805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---